

# Land Use Appendix

## *Current Conditions*

The dimensions and nature of current land uses - including information on vacant land for various uses - existing development constraints, and social and economic factors that exist today, are all factors that must be understood before a community endeavors to plot a course into the future. The following subsections provide an overview of these key conditions.

### **Current Land Use: 2003**

#### **General**

The City of Bremerton covers 14,454 acres. There are 7,330 acres in residential designations, 1,435 acres are commercial/industrial, 9,239 acres are public lands and 3,000 acres are critical areas as defined by the Growth Management Act (2002 *Kitsap County Buildable Lands Analysis*). Readers should note that there are overlaps in some categories.

#### **Residential**

Population at the end of 2002 was 37,260 according to State estimates. Quick calculation reveals that overall residential density is approximately five persons per acre.

According to the *Buildable Lands Analysis*, recent development has been at slightly lower densities - approximately 4.16 persons per acre (page 23, *Kitsap County Buildable Lands Analysis*).

#### **Commercial/Industrial**

It is additionally estimated that there are approximately .038 acres of commercial/industrial land per person in 2003.

#### **Vacant Land**

It should be noted that significant portions of each category of land is vacant. The Buildable Lands Analysis estimated that there were approximately 670 net acres of vacant or underutilized residential land in the city in 2002. These lands were designated in both single family and multi-family categories.

While estimates of vacant industrial and commercial properties are more difficult to develop, it is clear that there are significant vacant industrial lands, at least, within the current City. For example, over 1,000 acres of vacant industrial land is located in the western portions of the City alone.

The 1995 City of Bremerton Comprehensive Plan presented data from a 1993 land use inventory that allows comparison to national averages for land per population in major categories. The data is still largely valid and is repeated here. It illustrates that Bremerton's land use pattern is very similar to national averages - with only a few minor differences. Residential uses are sited on somewhat less land than the national average (slightly higher residential density) and there is a larger than normal proportion of public lands in Bremerton (mostly attributable to the large watershed property in the far-western region of the City).

LAND USES	1992 APA SURVEY	1993 BREMERTON INVENTORY	
RESIDENTIAL	48%	35%	41.7 Ac./1,000 pop.
COMMERCIAL	10%	9%	10.6 Ac./1,000 pop.
INDUSTRIAL	10%	9%	10.0 Ac./1,000 pop.
PUBLIC	32%	47%	55.9 Ac./1,000 pop.

## Development Constraints

### Environmentally Sensitive Areas

Bremerton has adopted a Critical Areas Ordinance that defines, addresses and regulates aquifer recharge areas, fish and wildlife habitat conservation areas, flood hazard areas, geologically hazardous areas, wetlands, and stream corridors. This ordinance is intended to ensure that the City's remaining critical areas are preserved and protected and that new development in and adjacent to these areas will be carefully managed to avoid further degradation. While viewed as development constraints, these regulations will ultimately enhance new development and reduce long-term problems. Their influence will be felt least in the already developed portions of Bremerton. The greatest opportunities for impact will be on larger sites in less-urbanized West Bremerton locations. Even there, development can be planned and adjusted to shift densities away from sensitive areas without losing development potential.

**Watershed Lands:** Bremerton's primary source of water is a carefully managed surface system along the Union River Watershed. Over time the City has acquired approximately 3,500 acres of land to protect that water resource and will continue to strengthen it. These lands are currently planned and zoned for watershed use and not available for other types of development.

**Utility Owned Lands:** Adjacent to the City watershed in southwest Bremerton are approximately 5,000 acres of mostly forested lands owned by the City's Utility. With the exception of lands in the vicinity of Anderson Creek that have been "surplussed" and designated for industrial use, these lands are not available for urban development at this time and are currently managed as forest resource land. Some of the non-watershed lands are used for recreation (Gold Mountain Golf Course) and some are needed for the composting and disposal of sludge from the City's sewage treatment plant. This practice serves the dual purpose of

disposing of the waste product while enhancing tree growth and wood production.

**Shorelines:** Bremerton has miles of lake and marine shoreline, including Kitsap Lake, Dyes and Sinclair Inlets, and the Port Washington Narrows. These are important natural, scenic, aesthetic and recreational resources. Although most shoreline parcels have already been developed, the overall impact of this program on development will be minimal. We do expect additional infill and redevelopment along our shorelines. The provisions of the Shoreline Master Program will help ensure that those activities will enhance, rather than damage, our shoreline environment.

**Steep Slopes and Hillsides:** Bremerton has very little flat land. It was built on hilly terrain surrounded by waterways and, in some locations, steep marine bluffs and hillsides. Again, since most of the urban area has already been developed, these constraints are not expected to seriously affect new or infill development. Most areas have street access and utilities and, since the hills and slopes provide excellent and highly desirable view sites, they tend to be considered valuable resources rather than development obstacles.

**Existing Development Patterns:** Existing structures and development patterns may be the greatest development constraint. Bremerton's housing stock consists of many small older homes. Many of the lots are large enough for an additional house, large enough to further divide, or suitable for redevelopment. However, the presence of existing structures on the potential redevelopment site, or deteriorating structures nearby tends to raise the cost of development, affect financing, and/or reduce the desirability of the site to potential buyers or tenants. Bremerton will continue to offer a variety of housing programs that will gradually improve the overall condition of structures and properties throughout the City.

**Market and Competitive Factors:** Although Bremerton has sufficient properly zoned land area to accommodate the additional residents projected by this Plan, a number of market factors stand in our path. Among the obvious are regional or national economic conditions, availability of financing for new construction and home-ownership, weak "curb appeal" of available sites, availability of business-related financing, strength of the job market, etc. Some constraints are more directly related to the Land Use Element, including:

**Willingness to Convert:** Many of Bremerton's oversized lots and other vacant infill sites are being enjoyed by their owners for yard areas, additional off-street parking or RV storage, to protect views, etc. These yards are valuable and not readily given up by many resident home-owners. However, investors may be more financially-inclined and willing to maximize the development potential of these properties. So, while the City encourages home-ownership, it also encourages property

investment, new ideas, infill, redevelopment and neighborhood improvement. The conversion process is slow and favors vacant lots over underutilized lots. Bremerton has many more of the latter.

**Competition and Development Pressures:** Bremerton has an extensive public infrastructure, zoning, an efficient permitting process, development incentives, all the conveniences and services of a central city, and a land use inventory that shows where the development opportunities are. We are in position and ready to grow.

There are reasons why Bremerton is not yet growing as intended. The city is surrounded by rapidly growing urban development in unincorporated areas that also have urban services. Kitsap County is one of the fastest growing counties in Washington and development pressures are great. However, development is often easier and less expensive when done on the urban fringe or in rural areas where public sewer and water systems aren't required and road and other standards are considerably lower than in urban areas. Those areas are also more likely to have larger vacant parcels available, less expensive land, and occasionally urban services to further stimulate growth.

## **Socio-Economic Considerations**

The "profile" presented in the Housing Element of this Comprehensive Plan explains the social and economic diversity that is characteristic of the Bremerton community. This diverse landscape shapes the Land Use Element.

# ***Projected Land Use Conditions***

The projected conditions section will describe the demands for land created by population and employment growth, and expected changes in social and economic conditions that effect land use.

## **Summary of Population and Employment Projections**

The population and employment projections that drive this Plan provide the basis upon which other discussions of future conditions are built. While those projections were discussed in the Introduction section of the main Comprehensive Plan document, they will be repeated here in summary form. Additional tables detailing that work are found at the end of this appendix section (Appendices LU).

Population in Bremerton is expected to grow from approximately 37,200 in 2000 to 50,172 in 2023. Of the total new population of nearly 13,000 people, nearly 6700, or 51.5%, are projected to be in the new neighborhood and district centers (including downtown). The planning period for this plan is the twenty years between 2003, the assumed year of adoption, and 2023.

Over that same 20 year planning period the number of jobs is expected to increase from approximately 45,000 to 54,000. Of the total increase of about 9,000 jobs, 400- - or about 45% - are expected to be provided in the various centers.

## **Land Demand**

The population and employment growth summarized above creates demand for new homes, and new places of business and employment. One of the most basic – and fundamental – operations that this Comprehensive Plan achieves is a demonstration that the community has identified adequate land for this future growth. This demonstration starts with making a projection of the dimensions of that future need. Calculation of future land need is performed in three basic areas, residential land, commercial land, and industrial land. The following section summarizes those calculations.

## **Calculation of Future Residential Land Need**

The population projections employed in this plan anticipate that the 13,000 new persons expected in the community by 2023 will live in a variety of single family households and multi-family settings. The table below is derived from data in the Kitsap County Buildable Lands Analysis 2002 and illustrates the historic trends in this arena.

**Table LU.i. Housing Types Permitted in Bremerton, 1995-1999**  
(source data: Kitsap County Buildable Lands Analysis, 2002)

Housing type	density	units	% of total	
SF - 1	1-3 du/ac	2	. 5	<b>Total SF: @ 42.4%</b> (164 units )
SF - 2	1-8 du/ac	26	6.7	
SF - 3	3-8 du/ac	129	33.3	
DR	3-8 du/ac	7	1.8	<b>Total MF: @ 57.6%</b> (223 units)
MF – CBR	8-18 du/ac	5	1.3	
MF – MF	8-18 du/ac	213	55.0	
MF – MR	8-44 du/ac	5	1.3	
<b>Total: 387</b>				

The table above presents the past – a historical backdrop. While the past certainly influences the future, the goals and policies in this plan represent an attempt by the community to move to a new paradigm. In general, that change is focused on providing a moderate increase in the proportion of future housing opportunity in higher density types. The majority of these opportunities will occur in mixed use centers. In addition to this emphasis, the Plan’s community goals and policies also indicate a desire to increase density in existing neighborhoods –both by encouraging smaller lots in new subdivisions, and also by encouraging infill of vacant existing properties. The net result, never-the-less will be small increase in overall density in traditional neighborhoods as well.

The following table provides calculation of residential land need for the City of Bremerton’s population growth forecast over the twenty year planning period – approximately 13,000 persons. The table is based on four categories of residential uses. Because the new framework introduced by this Plan results in some new housing environments, these categories are not the same as those for which the historical data depicted in Table LU.i above is available. However, if the assumption is made that 30% of the housing units in the “centers SF + MF” (single family and multifamily residential uses in centers combined) category are single family uses and 70% multifamily, it is possible to estimate that more than 50% of the new housing units anticipated by this calculation are in single family types. It is important to note that even within a model that places nearly 60% of new housing units in centers (and nearly 52% of new population) an overall emphasis on single family housing types remains. In fact, the actual proportion of SF types increases over the historic pattern depicted by the data in Table LU.i above. This is consistent with community goals and policies calling for increased home ownership and supporting traditional neighborhoods, while it also addresses the community’s desire to create a new urban experience and living environment - the ability to choose to live in the new mixed-use centers.

**Table LU.ii. Net Future Residential Land Need**

Type	Density (du/ac)		net acres needed		DU		% of tot. need*	hshld size	population	
	low	high	low	high	low	high			low	high
1. Neighborhood SF (LDR)	4	6*	238	402	1429	1607	36.96	2.8	4,000	4,500
2. Non-centers MF	8	18	28	94	500	750	10.87	2.0	1,000	1,500
3. Centers SF+MF	20	20	109	130	2174	2609	47.83	2.3	5,000	6,000
4. DT Center MF	40	40	13	19	500	750	10.87	2.0	1,000	1,500
	<i>Total:</i>		387	645			<i>total pop</i>		11,000	13,500
							<i>centers pop (lines 3&amp;4)</i>		6,000	7,500

\* While implementing zoning in the LDR designation may allow up to 10 du/ac, it is estimated here that overall density in that area will not exceed 6 du/ac by the end of the planning period

The result of the table above is a calculation of NET acres needed in the four residential housing categories used. In other words, the figures for the land are needed to site the houses and apartments needed along with their related on-site improvements.

However, to calculate the number of GROSS acres needed for residential development, allowances must be made for the proportion of land area that will be consumed by roads and streets, and portions of land that are not developable due to the existence of environmental constraints – so-called “critical areas”. In Bremerton those proportions have been found to be approximately 17% and 15% respectively. Therefore, the gross land area needed for residential uses is larger than the NET area by a factor of approximately 32%. This document proceeds under the assumption that the actual residential land need is as follows on Table LUiii.

**Table LU.iii. Gross Future Residential Land Needed**

Type	range of net acres needed	range of gross acres needed *
Neighborhood SF	238-402	<b>314 -531</b>
Non-centers MF	28-94	<b>37-124</b>
Centers SF+MF	109-130	<b>144-172</b>
DT center MF	13-19	<b>17-25</b>
<b>TOTALS</b>	<b>388-645</b>	<b>512 - 852</b>

\*Net acreage plus 32% (per Kitsap County Buildable Lands Analysis, 2002)

## Calculation of Future Commercial Land Need

In many ways the calculation of commercial land need is simpler than that for residential land. Employing widely accepted ratios of acreage per population, population growth projections can be converted to projections of need for commercial acreage. The commercial land need calculation below employs ratio's of gross land area per population. The calculation is based on information supplied by the Washington State Department of Community Development in, *"Preparing the Heart of Your Comprehensive Plan, A Land Use Element Guide"* (WSDCD, April 1993). The ratio's are different for the two primary types of commercial growth anticipated by this comprehensive plan. Those types are; 1) centers commercial, which assumes more compact commercial business employing less parking; and 2) non-center commercial, a more automobile-oriented model typically found along busy arterials in most American cities.

**Table LU.iii Future Gross Commercial Land Needed**

Type	Population served	Acres/1000 population <sup>1</sup>	Net acres needed <sup>2</sup>	Gross acres needed
Center commercial	7,500	6.5	48.75	65
Non-center commercial	4,000	10	40	52
Total population growth	11,5003	Total	88.75	127

1. Acres needed per 1,000 population derived from discussion of Washington communities found in, "Preparing the Heart of Your Comprehensive Plan, A Land Use Element Guide" WSDCD, April 1993, page 62-63.

2. Gross land needed equals net +32%. See Kitsap County Buildable Lands Analysis, (page24).

3. Additional population at the employment centers (Pope and Talbot and Port Blakely properties) was not included in this calculation as that population is associated with commercial lands that will be developed as part of the development of a specific property associated with the center. It is not germane to the calculation of community needs for commercial land in centers or non-centers locations discussed by this plan.

To verify the general accuracy of this calculation, the result was compared to averages of commercial acres per population found in a nation-wide survey performed by the American Planning Association in 1993. That study found that, in the average American city, approximately 11 acres of land per 1,000 persons was devoted to commercial uses. The total new commercial land need of 127 gross acres calculated in Table LU.iii. above represents about 11.04 acres per 1,000 new persons.

In addition to an assurance that sufficient acres of commercial land are provided on the land use map – and placed in appropriate locations, this plan addresses an additional concern; that a variety of sizes of commercial parcels be provided. It is recognized that a wide variance exists in this arena. In other words, while smaller businesses can locate in



many areas of the City – including the new centers - at least some commercially designated parcels must be of sufficient size to accommodate larger types of businesses.

## Calculation of Future Industrial Land Need

The calculation of future industrial land needed is similar to that for commercial land. The 1993 APA study cited above also reported that, in the average American city, industrial land also amounted to about 11 gross acres per thousand population. Employing that simple ratio, it can be calculated that to accommodate the expected population increase of 11,500 persons, 126.5 acres (gross) of additional industrial land must be available. Once again the population associated with employment centers was not included in this calculation as there are industrial lands associated directly with that population. It is not necessary to locate industrial lands in the community generally to accommodate this aspect of overall population growth.

In 1992 a land use inventory of the City found that there were approximately 10 acres of industrial land per 1,000 people. The target for land needed here then, represents a slight increase in that proportional amount.

A primary criteria for industrial land (beyond amount and location) is parcel size. In addition to providing sufficient acreage in appropriate locations, the Plan also gives careful attention to assuring that at least the majority of industrial lands designated are in larger parcels.

## Summary of Additional Land Need

The following table summarizes the calculations of land need discussed in the preceding sections.

**Table LU.iv Summary of Additional Land Need**

Type	Additional Land Needed (net acres)	Additional Land Needed (gross acres)
Non-centers SF	238-402	314-531
Non-centers MF	28-94	37-124
Centers (SF + MF)	109-130	144-172
DRC MF	13-19	17-25
<b>Total Residential</b>	<b>388-645</b>	<b>512-852</b>
Center Commercial	49.23	65
Non-center Commercial	39.33	52
<b>Total Commercial</b>	<b>88.56</b>	<b>127</b>
<b>Industrial (total)</b>	<b>88.16</b>	<b>126</b>

# *Land Supply*

This comprehensive plan must demonstrate that adequate land exists to accommodate the projected growth. To make this demonstration, the following section will compare the land needs discussed above with the designations depicted on the Land Use Map found in the Land Use Element.

## **Residential Land Supply**

The land needs analysis above indicates that between 388 and 645 net acres of additional residential land will be needed over the next 20 years to accommodate the expected population increase. This estimate is comprised of two primary components, non-centers residential need and centers residential need. Of 13,000 new population, approximately 7,475 are intended to be accommodated in Centers, while the remaining 5,600 distributed as “infill” to non-centers locations.

### **Residential population in non-centers locations**

The Kitsap County Buildable Land Analysis estimates that, in 2002, there were 446 net vacant residential acres in Bremerton. The Buildable Land Analysis also estimates that there was an additional 224 net acres of “underutilized” residential lands, this comprehensive plan analysis will not rely heavily on that additional potential acreage, This is because the City is not confident about the methodology used in the Buildable Land Analysis to determine the likelihood that a currently utilized parcel is likely to be redeveloped for additional residential uses.

If the 446 acres that are more clearly available for locating residential uses is discounted by a **30% market factor**, it can be estimated that about 312 acres is likely to be available for residential development. By dividing the 312 acres into the 5,600 population and employing an assumed household size of 2.4 persons, it is calculated that by employing an average density of 7.5 units per acre the expected population can be accommodated on the available acres. This density is within the range assigned to the Low Density Residential land use designation in this Plan. During implementation of this comprehensive plan, care will be taken to assure that average density in new residential areas (outside of centers) in that range is enabled under zoning and subdivision regulations.

The availability of some amount of “redevelopable” residential land (the some portion of the 224 acres referenced in the Buildable Lands analysis and above) increases the level of confidence here that the expected population will be accommodated on available lands.

Note: A relatively small proportion of the available lands employed in this calculation are currently designated for medium or high density residential uses. However, this calculation assumes that all of these MDR and HDR lands will be re-designated to LDR.

In Sum, the calculations discussed above demonstrate that there is sufficient capacity on existing lands outside of centers to accommodate the expected increase in population assigned to those areas. While the demonstrated capacity is at the low end of the range of need calculated in this Plan, it must be noted that the number employed uses a significant market factor. In addition, it is known that there is a high amount of excess capacity available in centers that would be able to accept additional residential growth (see discussion below). This acts as “market factor”. This is more fully explained in the following paragraphs.

### **Residential population in centers**

The population projection employed by this Comprehensive Plan was developed under an assumption about the potential population accommodation of centers as designated and conceived by the Plan. In other words, once a community decision to employ the centers concept was arrived at, and once the potential centers were identified, sized, and assumptions about densities and mixes of uses in each center were developed, these factors were employed to calculate population accommodation potential. In addition, full build-out population of each center is tempered by assumptions that much less than full potential build-out will occur during the current 20-year planning period. The population accommodation assumptions employed for centers in this plan represent only 20-50% of the total potential population in any given center. Table 2, found near the end of this land use appendix, depicts the population calculations employed for each center.

As the assumed proportion of potential full build out of each center is limited as described above, it is also understood that, in effect, a “market factor is built into the amount of land truly available in the designated centers. Depending in the particular center that market factor ranges from 50% to 80% (or the inverse of the build out assumptions employed).

Given the methodology described above, it can be easily stated that the centers-related proportion of overall population increases in the City during the 20-year planning period are accommodate by design.

## **Commercial Land Supply**

Vacant commercial land need is calculated in two major categories, centers commercial and non-centers commercial. These needs are calculated at 65 and 52 acres respectively. (see table LU.iv, page LU Appendix 9).

Centers commercial land is calculated within Table 1 near the end of this land use appendix. This table indicates the proportion of each mixed use center that that is expected to be available for commercial uses. Those lands total 135 acres. This number exceeds the amount needed (65 acres). This excess is attributable to the expectation that not all of the available commercial land in centers will be built-out during the initial

20-year planning period. This excess is related to total full build out potential for each center in exactly the same manner as that for population and residential land.

In other words, commercial land “market factors” for centers are also in the 50% to 80% range as discussed above.

The non-centers commercial land need is calculated at 52 acres (Table LU.iv). An estimate of vacant commercial land outside of centers designations was performed by City staff using GIS technology and a review of aerial photography. That estimate reveals that there are approximately 86 acres of such land designated. This, once again exceeds the calculated need. This excess represents a “market factor” of approximately 60%.

The issue of parcel size is crucial in such calculations and discussions. Commercial development occurs at a variety of scales. It is important that at least some commercial properties are of sufficient scale to accommodate larger stores and commercial establishments. The City analysis indicates that several larger parcels are available in or near the Wheaton/Riddell District Center as well as within the designated employment centers especially the Port Blakely EC (see land use map(s)). While these western areas are formally designated for industrial uses, the employment centers designation also calls for mixing commercial (and residential) uses.

## **Industrial Land Supply**

The land needs analysis in the previous section indicates that approximately 126 new acres of vacant industrial land is needed within the twenty year planning period to accommodate the expected population increase. All three scenario maps indicate large tracts of industrial or business park designations in the western areas of the City. Of the approximately 1,075 total acres in these land use areas, up to 90% is currently vacant. The primary areas of vacancy are on properties known as the “Pope and Talbot” and Port Blakely” properties. The City has reached contractual agreements with these owners establishing the industrial uses previous to consideration of this Plan Update. In sum, vacant industrial land far exceeds the need calculated in the previous section of the Plan. In this case, the large amount of industrial land committed to that use through agreement with property owners means that the “market factor” is extremely large.



## Illustrative Plan

Everett Downtown Area Strategic  
 Everett, Washington  
 April 4, 2002

0 100 200



City of Everett  
 Everett, Washington

Calhoun Associates  
 Berkeley, California

## Population and Employment Calculations - Bremerton Centers

## Neighborhood Centers

**Perry Avenue**

<b>total acres</b>	27							
residential <sup>1</sup>	27	20	2	1080				
commercial <sup>2</sup>	5				33750	84375	93	233
office <sup>2</sup>	3				16875	42188	49	122
center sub totals							142	354

**Sylvan/Pine**

<b>total acres</b>	30							
residential <sup>1</sup>	30	20	2	1200				
commercial <sup>2</sup>	6				37500	93750	104	259
office <sup>2</sup>	3				18750	46875	54	135
center sub totals							158	394

**Haddon**

<b>total acres</b>	27							
residential <sup>1</sup>	27	20	2	1080				
commercial <sup>2</sup>	5				33750	84375	93	233
office <sup>2</sup>	3				16875	42188	49	122
center sub totals							142	354

**Kitsap Lake**

<b>total acres</b>	48							
residential <sup>1</sup>	48	20	2	1920				
commercial <sup>2</sup>	10				60000	150000	166	414
office <sup>2</sup>	5				30000	75000	86	216
center sub totals							252	630

The Oyster Bay Neighborhood Center projections are considered with the growth allocated for WestPark.

**Downtown Regional Center**

<b>total acres</b>	37							
residential <sup>1</sup>	37	40	2	2664				
commercial <sup>5</sup>	37				231250	578125	638	1596
office <sup>6</sup>	37				231250	578125	666	1665
center sub totals							1304	3261

<b>TOTALS</b>	<b>18880</b>	1429375	3573438	4005	10012
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**NOTES:**

1 Residential use is averaged across the entire acreage of the center

2 Commercial acreage is 30% of total in district centers and 20% of total in neighborhood centers (consistent with other cities using "centers model" - see City of Spokane). Office acres are 10% of total in both types. Resultant acres calculated and shown here are consistent with recommendations found in; *Preparing the Heart of Your Comprehensive Plan, "A Land Use Element Guide"*, Washington State DCD, April 1993 (Table 9, page 62)

3 Floor area based on Table 9, *Preparing the Heart of Your Comprehensive Plan, "A Land Use Element Guide"*, Washington State DCD, April 1993. (page 62). A per acre ratio was calculated from the table and applied to the commercial acres here. Ratio is based only on the neighborhood center column on Table 9 which serves populations ranging from 4,000-10,000. This range covers both types of centers addressed in the Bremerton model. Ratio = 6,250 - 15,625 square feet of commercial area per acre of commercial land.

4 Employee to floor area - expressed in employees per 1,000 square feet - is from Table 5 (page 57), *Preparing the Heart of Your Comprehensive Plan, "A Land Use Element Guide"*, Washington State DCD, April 1993. Commercial ratio is average of Table 5 ratios for, "commercial service", "retail", and "restaurant" uses (see factors below). Office ratio is the "office" use ratio from Table 5 (also see factors below).

below).

factors:	low end floor area (sq. ft.per acre)	6250	
	high end floor area (sq. ft. per acre)	15625	
	commercial employee's per 1,000 sq. ft. floor area	3	0
	office employees per 1,000 sq. ft. floor area	3	0
	office acres (10%of total )	0	
	district center commercial uses (30% of total)	0	
	neighborhood center commercial uses (20%of total)	0	
	(commercial and office uses in downtown center = 100%		

Note: This spreadsheet contains formula that must not be altered. Verify that a cell contains only raw data before altering any cell. Also note that several other worksheets are linked to this primary sheet. Improper alterations to this sheet may corrupt the linked sheets.



LU Appendix Table 2											
Estimate of 20-year Likely Buildout of Centers, (population and employment)											
base info				developability analysis				20 Year Buildout Projections			
	full	Total	low	high	2003 acrs.	2003.00%	utility	20 yr	20 yr.	20 yr. emp	
	B-O pop.	acres	emp	emp	devlpbl <sup>1</sup>	devlpbl	availbty	B-O % <sup>2</sup>	pop.	low	high
Downtown Regional Center								50.00%			
	2664	37	1304	3261	12	31.35%	good		1332	652	1630
District centers											
Wheat./Rid.	3816	106	739	1848	52	49.25%	good	50.00%	1908	370	924
Wheat./Sher.	2916	81	565	1412	25	30.25%	good	30.00%	874.8	169	424
Charleston	1404	39	272	680	4	10.00%	good	20.00%	280.8	54	136
Nbrhd. Centers								40.00%			
Manette	1320	33	173	433	3	9.70%	good		528	69	173
Perry Avenue	1080	27	142	354	5	17.78%	fair		216	28	71
Sylvan/Pine	1200	30	158	394	14	46.67%	low		120	16	39
Haddon	1080	27	142	354	6	20.37%	fair	10.00%	108	14	35
Kitsap Lake	1920	48	252	630	24	49.38%	low	0.00%	0	0	0
Westpark*	1480	37	258	645	3	7.30%	good	90.00%	1332	232	581
*includes Oyster Bay Neighborhood Center											
Sub TOTALS	18880								6699.6	1606	4014
Employm. Centers								8199.6			
Harrison									750		
Port Blakely <sup>3</sup>									750		
NW Corp.Campus									0		
TOTALS											

NOTES:												
		1	2003 vacant or re-developable properties. Estimate of vacant or underdeveloped properties accomplished by analysis of aerial photographs and G.I.S data calculation, January 2003									
		2	20 year center buildout. Estimated by considering proportion of vacant and undevelopable lands, availability of infrastructure, proximity to adequate supporting neighborhood density, and market preferences.									
		3	Population estimates at the Port Blakely Employment Center is based on discussions with project proponents. Population is unlikely in the first six years of the planning period.									
<div style="border: 1px solid black; padding: 5px;"> <p>Note: This spreadsheet is linked to several others. Take care not to alter cells containing formula or links to other sheets. Alter only cells containing raw data.</p> </div>												

### LU Appendix Table 3

#### Centers' Full Buildout & 20 Yr. Population and Employment

Disaggregation to the Transportation Analysis Zones (TAZs)

2-Jun-03

	tot pop	TAZ #	disag. %	tot. pop	emp low	emp high	20 yr. disag. <sup>7</sup> pop <sup>5</sup>	emp <sup>6</sup>
<b>District Centers</b>								
<b>Wheaton/Riddell</b>	3816				739	1848		
		<b>342</b>	40	1526	296	739	763	370
		<b>343</b>	40	1526	296	739	763	370
		<b>99</b>	10	382	74	185	191	92
		<b>100</b>	10	382	74	185	191	92
			100					
<b>Wheaton/Sheridan</b>	2916				565	1412		
		<b>362</b>	50	1458	282	706	875	212
		<b>358</b>	50	1458	282	706	875	212
			100					
<b>Charleston</b>	1404				272	680		
		<b>112</b>	25	351	68	170	70	34
		<b>124</b>	15	211	41	102	42	20
		<b>130</b>	10	140	27	68	28	14
		<b>126</b>	25	351	68	170	70	34
		<b>111</b>	25	351	68	170	70	34
			100					
<b>WestPark</b>	1480				258	645		
Opportunity Site		<b>119</b>	100	1480	258	645	1332	581
<b>Neighborhood Centers</b>								
<b>Manette</b>	1320				173	433		
		<b>105</b>	50	660	87	217	264	87
		<b>107</b>	50	660	87	217	264	87
			100					
<b>Perry Avenue</b>	1080				142	354		
		<b>359</b>	80	864	113	284	173	57
		<b>373</b>	20	216	28	71	43	14
			100					
<b>Sylvan/Pine</b>	1200				158	394		
		<b>340</b>	5	60	8	20	6	2
		<b>354</b>	10	120	16	39	12	4
		<b>357</b>	50	600	79	197	60	20
		<b>348</b>	35	420	55	138	42	14
			100					

<b>Haddon</b>	1080			142	354		
	<b>394</b>	70	756	99	248	76	28
	<b>396</b>	15	162	21	53	16	6
	<b>399</b>	15	162	21	53	16	6

100

<b>Kitsap Lake</b>	1920			252	630		
(reserved center)	<b>388</b>	100	1920	252	630	0	0

### Downtown Regional Center

	<b>2664</b>			1304	3261		
	<b>133</b>	10	266	130	326	133	163
	<b>129</b>	20	533	261	652	266	326
	<b>118</b>	25	666	326	815	333	408
	<b>115</b>	25	666	326	815	333	408
	<b>128</b>	20	533	261	652	266	326

100

<b>totals</b>	<b>18880</b>		<b>18880</b>		<b>7574</b>	<b>4018</b>	
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### Employment Centers

<b>Harrison</b>	<b>406</b>					750	
<b>Port Blakely</b>	<b>383</b>					750	
<b>NW Corp. Campus</b>	<b>0</b>					0	
<b>TOTAL</b>						<b>9074</b>	

7 see separate spreadsheet for total 20 year centers populations (not per TAZ)

6 see separate spreadsheet for 20 year employment (not per TAZ)

Note: This spreadsheet is linked to several others. Take care not to alter cells containing formula or links to other sheets. Alter only cells containing raw data.

# LU Appendix Table 5

## 20-Year Employment Projection: Centers plus Non-centers Employment

### Disaggregated into Transportation Analysis Zones (TAZs)

TAZ	% TAZ in city 2003	2000 employment <sup>1</sup>							est. 2023 employment all TAZ's <sup>2</sup>							2023 emplmnt centers) <sup>3</sup>		TOTAL EMPL 2023
		RETAIL	FIRES	MANU	GOV	EDUC	WCTU	FTEU	RETAIL	FIRES	MANU	GOV	EDUC	WCTU	FTEU	emp	center	
87	0	0	5	0	0	0	0	0	0	7	0	0	0	0	0			7
88	0	0	32	0	0	0	0	0	0	43	0	0	0	0	0			43
91	0	35	26	0	0	0	0	0	42	35	0	0	0	0	0			77
92	0	279	18	0	0	0	0	0	337	24	0	0	0	0	0			361
93	0	0	9	0	0	0	0	0	0	12	0	0	0	0	0			12
94	0	0	3	0	0	64	0	0	0	4	0	0	64	0	0			68
95	0	139	59	41	0	0	0	0	168	79	33	0	0	0	0			280
96	0	22	25	15	0	0	7	0	27	34	12	0	0	12	0			84
97	0	0	40	0	0	0	0	0	0	54	0	0	0	0	0			54
99	0	15	227	6	0	0	1	0	18	305	5	0	0	2	0	92	U. Whtn	422
100	0	350	373	7	40	0	0	0	422	502	6	45	0	0	0	92	U. Whtn	1067
104	100	0	165	1	59	0	134	0	0	222	1	66	0	220	0			509
105	100	4	2	0	0	0	0	0	5	3	0	0	0	0	0	87	Mntte	94
107	100	65	21	0	0	0	8	0	78	28	0	0	0	13	0	87	Mntte	206
108	100	0	3	0	6	0	0	0	0	4	0	7	0	0	0			11
109	100	0	1	0	0	0	0	0	0	1	0	0	0	0	0			1
110	100	50	159	0	81	0	14	0	60	214	0	90	0	23	0			388
111	100	32	80	0	0	0	3	0	39	108	0	0	0	5	0	34	Christn	185
112	100	178	32	0	1	55	0	0	215	43	0	1	55	0	0	34	Christn	348
113	100	43	5	0	0	0	0	0	52	7	0	0	0	0	0			59
114	100	48	60	0	0	0	0	0	58	81	0	0	0	0	0			139
115	100	17	45	0	129	0	49	0	21	61	0	144	0	81	0	408	D.T.	713
116	80	40	15	1	18	0	0	0	48	20	1	20	0	0	0			89
118	100	0	62	0	0	0	7	0	0	83	0	0	0	12	0	408	D.T.	502
119	100	0	47	0	65	0	0	0	0	63	0	72	0	0	0	581	Wstprk	716
120	100	52	157	13	0	0	0	0	63	211	10	0	0	0	0			284
121	100	105	56	0	116	233	0	0	127	75	0	129	233	0	0			564
123	100	0	156	0	0	0	0	0	0	210	0	0	0	0	0			210
124	100	150	40	2	0	0	2	0	181	54	2	0	0	3	0	20	Christn	260
125	100	47	84	0	66	0	4	0	57	113	0	74	0	7	0			250
126	100	21	7	16	0	0	3	0	25	9	13	0	0	5	0	34	Christn	86
128	100	118	617	219	11	0	55	0	142	830	174	12	0	90	0	326	D.T.	1575
129	100	15	337	3	214	0	1	0	18	453	2	239	0	2	0	326	D.T.	1040
130	100	0	34	0	0	0	0	0	0	46	0	0	0	0	0	14	Christn	59
131	100	3	212	0	0	0	0	0	4	285	0	0	0	0	0			289
132	100	7	1216	9897	12172	0	3	0	8	1636	7848	13572	0	5	0			23069
133	100	50	112	0	0	0	17	0	60	151	0	0	0	28	0	163	D.T.	402
134	20	0	8	0	0	0	14	0	0	11	0	0	0	23	0			34
135	20	19	10	0	0	0	0	0	23	13	0	0	0	0	0			36
136	100	0	96	0	0	0	0	0	0	129	0	0	0	0	0			129
137	100	0	10	0	345	0	0	0	0	13	0	385	0	0	0			398
138	100	7	2	0	0	0	0	0	8	3	0	0	0	0	0			11
139	100	3	47	0	0	52	13	0	4	63	0	0	59	21	0			148

141	45	32	14	0	62	0	40	0	39	19	0	69	0	66	0	192
142	40	109	15	0	13	0	50	0	132	20	0	14	0	82	0	248
143	30	4	22	3	0	0	0	0	5	30	2	0	0	0	0	37
144	100	0	1	0	0	0	0	0	0	1	0	0	0	0	0	1
145	10	66	12	0	0	0	10	0	80	16	0	0	0	16	0	112
150	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151	90	18	6	0	4	0	3	0	22	8	0	4	0	5	0	39
179	20	50	2	0	0	0	0	0	60	3	0	0	0	0	0	63
184	85	39	7	0	0	0	0	0	47	9	0	0	0	0	0	56
185	0	0	10	0	0	0	37	0	0	13	0	0	0	61	0	74
188	45	21	6	0	0	0	0	0	25	8	0	0	0	0	0	33
189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
190	10	0	0	23	0	0	0	0	0	0	18	0	0	0	0	18
191	10	6	84	0	13	0	0	0	7	113	0	14	0	0	0	135
193	0	0	13	0	3	61	0	0	0	17	0	3	61	0	0	82
206	0	1	5	0	0	0	16	0	1	7	0	0	0	26	0	34
208	0	0	8	0	0	0	12	0	0	11	0	0	0	20	0	30
213	0	0	97	203	3	0	129	0	0	130	161	3	0	212	0	507
326	0	10	25	0	19	63	0	0	12	34	0	21	63	0	0	130
339	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	1
340	35	0	29	0	0	0	0	0	0	39	0	0	0	0	0	41
341	0	0	35	0	0	0	0	0	0	47	0	0	0	0	0	47
342	100	240	110	50	0	0	2	0	290	148	40	0	0	3	0	850
343	100	325	204	0	27	0	81	0	392	274	0	30	0	133	0	1200
344	0	2	15	0	0	0	0	0	2	20	0	0	0	0	0	23
345	0	0	6	0	0	0	0	0	0	8	0	0	0	0	0	8
348	100	94	58	0	46	0	2	0	113	78	0	51	0	3	0	260
349	100	139	27	0	0	0	52	0	168	36	0	0	0	85	0	290
350	100	4	11	0	208	68	0	0	5	15	0	232	92	0	0	343
351	25	63	44	46	129	0	0	0	76	59	36	144	0	0	0	316
353	100	0	5	0	0	0	0	0	0	7	0	0	0	0	0	7
354	70	7	73	0	0	0	0	0	8	98	0	0	0	0	0	111
355	0	0	4	0	7	0	0	0	0	5	0	8	0	0	0	13
357	100	0	11	0	0	45	0	0	0	15	0	0	66	0	0	101
358	90	45	21	0	91	49	0	0	54	28	0	101	49	0	0	445
359	12	54	19	3	13	0	0	0	65	26	2	14	0	0	0	164
360	0	0	19	0	0	0	0	0	0	26	0	0	0	0	0	26
361	100	14	115	0	0	0	0	0	17	155	0	0	0	0	0	172
362	100	51	45	13	0	112	5	0	62	61	10	0	112	8	0	464
363	70	0	11	0	99	0	0	0	0	15	0	110	0	0	0	125
364	5	9	51	0	70	0	0	0	11	69	0	78	0	0	0	158
365	0	0	48	0	0	0	0	0	0	65	0	0	0	0	0	65
367	25	0	2	0	0	0	0	0	0	3	0	0	0	0	0	3
368	100	0	50	0	0	0	0	0	0	67	0	0	0	0	0	67
369	10	0	204	0	0	0	0	0	0	274	0	0	0	0	0	274
370	100	0	5	0	0	0	0	0	0	7	0	0	0	0	0	7
371	100	0	2	0	0	0	0	0	0	3	0	0	0	0	0	3
372	100	0	5	0	0	0	0	0	0	7	0	0	0	0	0	7
373	85	13	14	0	0	0	26	0	16	19	0	0	0	43	0	91
374	100	6	485	0	0	0	0	0	7	652	0	0	0	0	0	660
375	100	61	1515	0	4	0	50	0	74	2038	0	4	0	82	0	2198
376	100	77	457	0	126	0	0	0	93	615	0	140	0	0	0	848
377	30	0	6	0	0	0	0	0	0	8	0	0	0	0	0	8
378	100	0	162	0	10	0	0	0	0	218	0	11	0	0	0	229

379	100	0	5	0	0	157	0	0	0	7	0	0	157	0	0		164
380	100	109	89	0	0	0	0	0	132	120	0	0	0	0	0		251
381	0	0	5	0	0	0	0	0	0	7	0	0	0	0	0		7
382	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
383	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
384	85	55	18	0	14	0	1	0	66	24	0	16	0	2	0		108
385	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
386	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
387	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
388	100	0	0	0	0	0	37	0	0	0	0	0	0	61	0	0 K.Lake	61
389	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
390	100	0	8	22	0	0	16	0	0	11	17	0	0	26	0		55
391	100	13	149	0	0	56	0	0	16	200	0	0	56	0	0		272
392	40	75	9	0	0	52	0	0	91	12	0	0	52	0	0		155
393	100	19	95	0	0	0	0	0	23	128	0	0	0	0	0		151
394	90	5	15	0	0	0	0	0	6	20	0	0	0	0	0	28 Haddon	54
395	100	0	9	0	0	936	0	3000	0	12	0	0	1032	0	3000		4044
396	100	75	1	0	0	0	0	0	91	1	0	0	0	0	0	6 Haddon	98
398	100	0	4	0	0	0	0	0	0	5	0	0	0	0	0		5
399	100	0	7	0	0	0	0	0	0	9	0	0	0	0	0	6 Haddon	15
400	100	0	3	0	0	0	0	0	0	4	0	0	0	0	0		4
401	55	0	34	0	0	0	57	0	0	46	0	0	0	94	0		139
402	90	0	12	0	0	0	0	0	0	16	0	0	0	0	0		16
403	100	0	17	0	18	0	52	0	0	23	0	20	0	85	0		128
404	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0		1
405	65	155	108	0	0	0	63	0	187	145	0	0	0	104	0		436
406	60	0	17	0	0	0	84	0	0	23	0	0	0	138	0		161
407	100	223	216	46	87	0	193	0	269	291	36	97	0	317	0		1010
																	0
		4203	9733	10630	14389	2003	1353	3000	5073	13091	8430	16044	2151	2224	3000	4018	54030
		tot est emp. '2000 = 45311							tot est emp 2023 = 50013							tot proj non-cntrs emp '23	tot emp (all) 2023

1
Kitsap County estimate per TAZ, 1998

2
Calculated by employing growth rates derived form Washington State Department of Employment Security data for employment history by category in Kitsap County. Data for years 1994-2000 was employed. Data: retail job growth 9% (1.8 annual), manufacturing 15% (3% annual), education no change, and FIRE -3.7% (-.74 % annual). Factors used:

RETAIL

1

MANU

1

EDUC

1

FIRES

3
Employment projection 2000-2023 employs annual rates derived from Washington State Department of Employment Security Nonagricultural Wage and Salary Employment Projections for 2005-2010 , December 2002. Rates are as follows Retail: 1.2% annual, Manufacturing 0.9% annual, education - government 0.8% annual, and Finance, Insurance, and Real Estate (FIRES) 1.4% annual. Factors used (annual x 23 years):

to 2023

RETAIL

0

MANU

1

EDUC

2

FIRES

4
centers employment is assumed to be in the RETAIL and FIRES catagories only. Total high range, 20 year centers employment calculated for each TAZ (see Table 2) is split here 50% to each category

LU Appendix Table 6

Employment projection 2023 (State Employment Security growth rates)

TAZ	RETL	FIRES	0	MANU	GOV	0	EDU	WCTU	FTE	U	RETAI	#chan	annual	'	RETAI	FIRES	#chan	annual	'	FIRES	MANU	#chan	annual	'	MANU	GOV	#chan	annual	%	GOV	23	EDU	#chan	annual	'	EDU	WCTU	#chan	annual	'	WCTU	FTE	#chan	annual	'	FTE	23							
											30	&	23		30	%	23		30	23		30	23		30	23		30	23		30	23		30	23		30	23		30	23		30	23		30	23		30	23				
87	0	5	0	0	0	0	0	0	0	0	50	50	0.90%	0	55	50	1.50%	7	0	0	-0.90%	0	39	39	0.50%	0	71	71	3.33%	0	39	39	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
88	0	32	0	0	0	0	0	0	0	0	406	406	0.90%	0	438	406	1.50%	43	0	0	-0.90%	0	2	2	0.50%	0	282	282	3.33%	0	2	2	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
91	35	26	0	0	0	0	0	0	0	0	154	119	0.90%	42	145	119	1.50%	35	0	0	-0.90%	0	1	1	0.50%	0	83	83	3.33%	0	1	1	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
92	279	18	0	0	0	0	0	0	0	0	351	72	0.90%	337	90	72	1.50%	24	0	0	-0.90%	0	55	55	0.50%	0	101	101	3.33%	0	55	55	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
93	0	9	0	0	0	0	0	0	0	0	0	0	0.90%	0	9	0	1.50%	12	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
94	0	3	0	0	64	0	0	0	0	0	0	0	0.90%	0	3	0	1.50%	4	0	0	-0.90%	0	0	0	0.50%	0	64	0	0.00%	64	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
95	139	59	41	0	0	0	0	0	0	0	223	84	0.90%	168	143	84	1.50%	79	157	116	-0.90%	33	1	1	0.50%	0	139	139	3.33%	0	54	54	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
96	22	25	15	0	0	7	0	0	0	0	31	9	0.90%	27	34	9	1.50%	34	23	8	-0.90%	12	0	0	0.50%	0	0	0	0.00%	0	17	10	2.80%	12	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
97	0	40	0	0	0	0	0	0	0	0	32	32	0.90%	0	72	32	1.50%	54	30	30	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	38	38	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
99	15	227	6	0	0	1	0	0	0	0	73	58	0.90%	18	285	58	1.50%	305	85	79	-0.90%	5	1	1	0.50%	0	96	96	3.33%	0	38	37	2.80%	2	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
100	350	373	7	40	0	0	0	0	0	0	365	15	0.90%	422	388	15	1.50%	502	21	14	-0.90%	6	40	0	0.50%	45	0	0	0.00%	0	18	18	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
104	0	165	1	59	0	134	0	0	0	0	0	0	0.90%	0	271	106	1.50%	222	1	0	-0.90%	1	8	-51	0.50%	66	0	0	0.00%	0	482	348	2.80%	220	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
105	4	2	0	0	0	0	0	0	0	0	11	7	0.90%	5	2	0	1.50%	3	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
107	65	21	0	0	0	8	0	0	0	0	162	97	0.90%	78	41	20	1.50%	28	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	27	19	2.80%	13	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
108	0	3	0	6	0	0	0	0	0	0	0	0	0.90%	0	6	3	1.50%	4	0	0	-0.90%	0	0	0	0.50%	7	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
109	0	1	0	0	0	0	0	0	0	0	0	0	0.90%	0	1	0	1.50%	1	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
110	50	159	0	81	0	14	0	0	0	0	50	0	0.90%	60	159	0	1.50%	214	0	0	-0.90%	0	0	-81	0.50%	90	0	0	0.00%	0	14	0	2.80%	23	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
111	32	80	0	0	0	3	0	0	0	0	32	0	0.90%	39	80	0	1.50%	108	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	3	0	2.80%	5	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
112	178	32	0	1	55	0	0	0	0	0	178	0	0.90%	215	32	0	1.50%	43	0	0	-0.90%	0	0	-1	0.50%	1	55	0	0.00%	55	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
113	43	5	0	0	0	0	0	0	0	0	239	196	0.90%	52	14	9	1.50%	7	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
114	48	60	0	0	0	0	0	0	0	0	267	219	0.90%	58	167	107	1.50%	81	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
115	17	45	0	129	0	49	0	0	0	0	191	174	0.90%	21	74	29	1.50%	61	0	0	-0.90%	0	16	-113	0.50%	144	0	0	0.00%	0	176	127	2.80%	81	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
116	40	15	1	18	0	0	0	0	0	0	40	0	0.90%	48	15	0	1.50%	20	0	-1	-0.90%	1	0	-18	0.50%	20	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
118	0	62	0	0	0	7	0	0	0	0	0	0	0.90%	0	102	40	1.50%	83	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	25	18	2.80%	12	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
119	0	47	0	65	0	0	0	0	0	0	0	0	0.90%	0	47	0	1.50%	63	0	0	-0.90%	0	44	-21	0.50%	72	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
120	52	157	13	0	0	0	0	0	0	0	129	77	0.90%	63	304	147	1.50%	211	0	-13	-0.90%	10	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
121	105	56	0	116	233	0	0	0	0	0	105	0	0.90%	127	56	0	1.50%	75	0	0	-0.90%	0	78	-38	0.50%	129	233	0	0.00%	233	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
123	0	156	0	0	0	0	0	0	0	0	0	0	0.90%	0	156	0	1.50%	210	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
124	150	40	2	0	0	2	0	0	0	0	150	0	0.90%	181	40	0	1.50%	54	1	-1	-0.90%	2	0	0	0.50%	0	0	0	0.00%	0	2	0	2.80%	3	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
125	47	84	0	66	0	4	0	0	0	0	262	215	0.90%	57	234	150	1.50%	113	0	0	-0.90%	0	56	-10	0.50%	74	0	0	0.00%	0	7	3	2.80%	7	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
126	21	7	16	0	0	3	0	0	0	0	21	0	0.90%	25	7	0	1.50%	9	7	-9	-0.90%	13	0	0	0.50%	0	0	0	0.00%	0	3	0	2.80%	5																				



340	0	29	0	0	0	0	0	0	0	0	0	0.90%	0	32	3	1.50%	39	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0
341	0	35	0	0	0	0	0	0	0	0	0	0.90%	0	89	54	1.50%	47	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0
342	240	110	50	0	0	2	0	810	570	0.90%	290	281	171	1.50%	148	412	362	-0.90%	40	0	0	0.50%	0	0	0	0.00%	0	14	12	2.80%	3	0	0	0.00%	0		
343	325	204	0	27	0	81	0	325	0	0.90%	392	204	0	1.50%	274	0	0	-0.90%	0	27	0	0.50%	30	0	0	0.00%	0	81	0	2.80%	133	0	0	0.00%	0		
344	2	15	0	0	0	0	0	2	0	0.90%	2	15	0	1.50%	20	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
345	0	6	0	0	0	0	0	0	0	0.90%	0	35	29	1.50%	8	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
348	94	58	0	46	0	2	0	317	223	0.90%	113	148	90	1.50%	78	0	0	-0.90%	0	58	12	0.50%	51	0	0	0.00%	0	14	12	2.80%	3	0	0	0.00%	0		
349	139	27	0	0	0	52	0	139	0	0.90%	168	27	0	1.50%	36	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	52	0	2.80%	85	0	0	0.00%	0		
350	4	11	0	208	68	0	0	4	0	0.90%	5	27	16	1.50%	15	0	0	-0.90%	0	208	0	0.50%	232	125	57	1.52%	92	0	0	2.80%	0	0	0	0.00%	0		
351	63	44	46	129	0	0	0	64	1	0.90%	76	45	1	1.50%	59	47	1	-0.90%	36	116	-13	0.50%	144	0	0	0.00%	0	1	1	2.80%	0	0	0	0.00%	0		
353	0	5	0	0	0	0	0	0	0	0.90%	0	29	24	1.50%	7	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
354	7	73	0	0	0	0	0	17	10	0.90%	8	80	7	1.50%	98	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
355	0	4	0	7	0	0	0	0	0	0.90%	0	4	0	1.50%	5	0	0	-0.90%	0	7	0	0.50%	8	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
357	0	11	0	0	45	0	0	0	0	0.90%	0	28	17	1.50%	15	0	0	-0.90%	0	0	0	0.50%	0	116	71	2.04%	66	0	0	2.80%	0	0	0	0.00%	0		
358	45	21	0	91	49	0	0	45	0	0.90%	54	21	0	1.50%	28	0	0	-0.90%	0	91	0	0.50%	101	49	0	0.00%	49	0	0	2.80%	0	0	0	0.00%	0		
359	54	19	3	13	0	0	0	1450	1396	0.90%	65	1415	1396	1.50%	26	0	-3	-0.90%	2	29	16	0.50%	14	131	131	3.33%	0	320	320	2.80%	0	0	0	0.00%	0		
360	0	19	0	0	0	0	0	0	0	0.90%	0	19	0	1.50%	26	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
361	14	115	0	0	0	0	0	47	33	0.90%	17	293	178	1.50%	155	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
362	51	45	13	0	112	5	0	51	0	0.90%	62	45	0	1.50%	61	0	-13	-0.90%	10	0	0	0.50%	0	112	0	0.00%	112	5	0	2.80%	8	0	0	0.00%	0		
363	0	11	0	99	0	0	0	0	0	0.90%	0	11	0	1.50%	15	0	0	-0.90%	0	99	0	0.50%	110	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
364	9	51	0	70	0	0	0	83	74	0.90%	11	125	74	1.50%	69	33	33	-0.90%	0	63	-7	0.50%	78	18	18	3.33%	0	57	57	2.80%	0	0	0	0.00%	0		
365	0	48	0	0	0	0	0	48	48	0.90%	0	47	-1	1.50%	65	0	0	-0.90%	0	0	0	0.50%	0	198	198	3.33%	0	198	198	2.80%	0	0	0	0.00%	0		
367	0	2	0	0	0	0	0	0	0	0.90%	0	2	0	1.50%	3	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
368	0	50	0	0	0	0	0	0	0	0.90%	0	180	130	1.50%	67	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
369	0	204	0	0	0	0	0	0	0	0.90%	0	521	317	1.50%	274	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
370	0	5	0	0	0	0	0	0	0	0.90%	0	6	1	1.50%	7	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
371	0	2	0	0	0	0	0	0	0	0.90%	0	2	0	1.50%	3	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
372	0	5	0	0	0	0	0	0	0	0.90%	0	6	1	1.50%	7	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
373	13	14	0	0	0	26	0	36	23	0.90%	16	16	2	1.50%	19	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	72	46	2.80%	43	0	0	0.00%	0		
374	6	485	0	0	0	0	0	17	11	0.90%	7	537	52	1.50%	652	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
375	61	1515	0	4	0	50	0	169	108	0.90%	74	1678	163	1.50%	2038	0	0	-0.90%	0	4	0	0.50%	4	0	0	0.00%	0	138	88	2.80%	82	0	0	0.00%	0		
376	77	457	0	126	0	0	0	213	136	0.90%	93	506	49	1.50%	615	0	0	-0.90%	0	128	2	0.50%	140	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
377	0	6	0	0	0	0	0	0	0	0.90%	0	6	0	1.50%	8	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
378	0	162	0	10	0	0	0	0	0	0.90%	0	179	17	1.50%	218	0	0	-0.90%	0	10	0	0.50%	11	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
379	0	5	0	0	157	0	0	0	0	0.90%	0	10	5	1.50%	7	0	0	-0.90%	0	0	0	0.50%	0	157	0	0.00%	157	0	0	2.80%	0	0	0	0.00%	0		
380	109	89	0	0	0	0	0	649	540	0.90%	132	517	428	1.50%	120	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
381	0	5	0	0	0	0	0	0	0	0.90%	0	29	24	1.50%	7	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
382	0	0	0	0	0	0	0	0	0	0.90%	0	0	0	1.50%	0	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
383	0	0	0	0	0	0	0	0	0	0.90%	0	0	0	1.50%	0	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
384	55	18	0	14	0	1	0	55	0	0.90%	66	18	0	1.50%	24	0	0	-0.90%	0	13	-1	0.50%	16	0	0	0.00%	0	1	0	2.80%	2	0	0	0.00%	0		
385	0	0	0	0	0	0	0	9	9	0.90%	0	9	9	1.50%	0	0	0	-0.90%	0	4	4	0.50%	0	4	4	3.33%	0	0	0	2.80%	0	0	0	0.00%	0		
386	0	0	0	0	0	0	0	0	0	0.90%	0	0	0	1.50%	0	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
387	0	0	0	0	0	0	0	6	6	0.90%	0	6	6	1.50%	0	0	0	-0.90%	0	2	2	0.50%	0	2	2	3.33%	0	0	0	2.80%	0	0	0	0.00%	0		
388	0	0	0	0	0	37	0	0	0	0.90%	0	0	0	1.50%	0	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	37	0	2.80%	61	0	0	0.00%	0		
389	0	0	0	0	0	0	0	0	0	0.90%	0	0	0	1.50%	0	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0	0	0	0.00%	0		
390	0	8	22	0	0	16	0	0	0	0.90%	0	8	0	1.50%	11	15	-7	-0.90%	17	0	0	0.50%	0	0	0	0.00%	0	39	23	2.80%	26	0	0	0.00%	0		
391	13	149	0	0	56	0	0	13	0	0.90%	16	149	0	1.50%	200	0	0	-0.90%	0	0	0	0.50%	0	56	0	0.00%	56	0	0	2.80%	0	0	0	0.00%	0		
392	75	9	0	0	52	0	0	446	371	0.90%	91	52	43	1.50%	12	0	0	-0.90%	0	0	0	0.50%	0	52	0	0.00%	52	0	0	2.80%	0	0	0	0.00%	0		
393	19	95	0	0	0	0	0	113	94	0.90%	23	552	457	1.50%	128	0	0	-0.90%	0	0	0	0.50%	0	0	0	0.00%	0	0	0	2.80%	0						

## Land Use Appendix Table 4

### 20-Year Population Projection: Centers plus Non-centers population

#### Disaggregated into Transportation Analysis Zones (TAZs)

TAZ	SFHH 00	MFHH 00	1 2000 pop.	2 % TAZ in city 2000	3 2000 city- only pop. ea. TAZ	4 %TAZ in UGA	5 2000 pop UGA	6 2023 pop all TAZ's (area of Infl)	7 2023 pop city only w/o centers	8 center (center) pop. 2023	9	10 total pop 2023 city only <sup>4</sup>	11 total pop 2023 City +UGA
87	27	52	180	0	0	0	0	199	0			0	0
88	2	0	6	0	0	0	0	6	0			0	0
91	63	6	188	0	0	0	0	208	0			0	0
92	7	4	28	0	0	0	0	31	0			0	0
93	424	16	1219	0	0	0	0	1348	0			0	0
94	162	22	498	0	0	0	0	550	0			0	0
95	52	6	158	0	0	0	0	174	0			0	0
96	2	0	6	0	0	0	0	6	0			0	0
97	14	0	39	0	0	0	0	43	0			0	0
99	51	204	551	0	0	0	0	609	0	191 U.Wh		191	191
100	10	0	28	0	0	0	0	31	0	191 U.Wh		191	191
104	258	150	1022	100	1022	100	1022	1131	1131			1131	1131
105	127	128	612	100	612	100	612	676	676	264 Mntte		940	940
107	96	131	531	100	531	100	531	587	587	264 Mntte		851	851
108	155	21	476	100	476	100	476	526	526			526	526
109	112	11	336	100	336	100	336	371	371			371	371
110	54	89	329	100	329	100	329	364	364			364	364
111	12	4	42	100	42	100	42	46	46	70 Chrlist		116	116
112	179	41	583	100	583	100	583	645	645	70 Chrlist		715	715
113	200	48	656	100	656	100	656	725	725			725	725
114	300	140	1120	100	1120	100	1120	1238	1238			1238	1238
115	152	90	606	100	606	100	606	670	670	333 D.T.		1003	1003
116	131	89	545	90	490	100	545	602	542			542	602
118	89	175	599	100	599	100	599	663	663	333 D.T.		996	996
119	1	640	1283	100	1283	100	1283	1419	1419	1332 Wstpk		2751	2751
120	131	106	579	100	579	100	579	640	640			640	640
121	1	0	3	100	3	100	3	3	3			3	3
123	0	0	0	100	0	100	0	0	0			0	0
124	65	38	258	100	258	100	258	285	285	42 Chrlist		327	327
125	267	175	1098	100	1098	100	1098	1214	1214			1214	1214

126	68	61	312	100	312	100	312	345	345	70 Chr1st	416	416
128	4	27	65	100	65	100	65	72	72	266 D.T.	338	338
129	2	110	226	100	226	100	226	249	249	266 D.T.	516	516
130	95	132	530	100	530	100	530	586	586	28 Chr1st	614	614
131	161	116	683	100	683	100	683	755	755		755	755
132	34	10	115	100	115	100	115	127	127		127	127
133	0	0	0	100	0	100	0	0	0	133 D.T.	133	133
134	129	4	369	20	74	100	369	408	82		82	408
135	40	0	112	20	22	100	112	124	25		25	124
136	23	6	76	100	76	100	76	84	84		84	84
137	110	30	368	100	368	100	368	407	407		407	407
138	0	0	0	100	0	100	0	0	0		0	0
139	185	114	746	100	746	100	746	825	825		825	825
141	119	10	353	80	283	80	283	391	312		312	312
142	266	289	1323	80	1058	80	1058	1463	1170		1170	1170
143	195	13	572	50	286	100	572	633	316		316	633
144	2	0	6	100	6	100	6	6	6		6	6
145	310	68	1004	10	100	100	1004	1110	111		111	1110
150	0	0	0	100	0	100	0	0	0		0	0
151	28	0	78	90	71	100	78	87	78		78	87
179	4	0	11	20	2	20	2	12	2		2	2
184	122	8	358	85	304	85	304	395	336		336	336
185	17	0	48	0	0	0	0	53	0		0	0
188	68	0	190	45	86	45	86	211	95		95	95
189	0	0	0	0	0	0	0	0	0		0	0
190	63	2	180	10	18	10	18	199	20		20	20
191	95	6	278	10	28	10	28	307	31		31	31
193	224	27	681	0	0	0	0	753	0		0	0
206	135	28	434	0	0	0	0	480	0		0	0
208	4	46	103	0	0	0	0	114	0		0	0
213	0	0	0	0	0	0	0	0	0		0	0
326	193	10	560	0	0	0	0	620	0		0	0
339	88	0	246	0	0	100	246	272	0		0	272
340	274	102	971	35	340	100	971	1074	376	6 S/P	382	1080
341	198	52	658	0	0	100	658	728	0		0	728
342	0	0	0	100	0	100	0	0	0	763 U.Wh	763	763
343	211	30	651	100	651	100	651	720	720	763 U.Wh	1483	1483
344	325	7	924	0	0	70	647	1022	0		0	715
345	371	6	1051	0	0	0	0	1162	0		0	0
348	196	110	769	100	769	100	769	850	850	42 S/P	892	892

349	42	131	380	100	380	100	380	420	420		420	420
350	437	388	2000	100	2000	100	2000	2211	2211		2211	2211
351	219	196	1005	25	251	25	251	1112	278		278	278
353	250	18	736	100	736	100	736	814	814		814	814
354	185	276	1070	80	856	100	1070	1183	947	12 S/P	959	1195
355	233	0	652	0	0	100	652	721	0		0	721
357	185	115	748	100	748	100	748	827	827	60 S/P	887	887
358	89	73	395	90	356	100	395	437	393	875 L.Wh	1268	1312
359	170	24	524	12	63	100	524	579	70	173 P. Ave	242	752
360	152	2	430	0	0	100	430	475	0		0	475
361	161	107	665	100	665	100	665	735	735		735	735
362	0	0	0	100	0	100	0	0	0	875 L.Wh	875	875
363	75	10	230	75	173	100	230	254	191		191	254
364	91	0	255	5	13	5	13	282	14		14	14
365	140	6	404	0	0	100	404	447	0		0	447
367	262	11	756	25	189	100	756	836	209		209	836
368	460	69	1426	100	1426	100	1426	1577	1577		1577	1577
369	167	344	1156	15	173	15	173	1278	192		192	192
370	7	4	28	100	28	100	28	31	31		31	31
371	10	12	52	100	52	100	52	58	58		58	58
372	54	44	239	100	239	100	239	265	265		265	265
373	48	266	666	85	566	100	666	737	626	43 P.Ave	670	780
374	3	4	16	100	16	100	16	18	18		18	18
375	32	403	896	100	896	100	896	990	990		990	990
376	2	168	342	100	342	100	342	378	378		378	378
377	134	64	503	30	151	100	503	556	167		167	556
378	140	192	776	100	776	100	776	858	858		858	858
379	319	32	957	100	957	100	957	1058	1058		1058	1058
380	187	80	684	100	684	100	684	756	756		756	756
381	97	6	284	0	0	20	57	314	0		0	63
382	91	44	343	50	171	50	171	379	190		190	190
383	0	0	0	70	0	70	0	0	0	750 P&T	750	750
384	313	65	1006	85	855	85	855	1113	946		946	946
385	129	0	361	5	18	5	18	399	20		20	20
386	19	0	53	40	21	40	21	59	24		24	24
387	113	0	316	50	158	50	158	350	175		175	175
388	62	32	238	100	238	100	238	263	263	0 K.Lk	263	263
389	0	0	0	15	0	15	0	0	0		0	0
390	107	68	436	100	436	100	436	482	482		482	482
391	89	36	321	100	321	100	321	355	355		355	355

<b>392</b>	145	4	414	40	166	40	166	458	183		183	183
<b>393</b>	74	10	227	100	227	100	227	251	251		251	251
<b>394</b>	295	193	1212	90	1091	100	1212	1340	1206	76 Had	1282	1416
<b>395</b>	85	17	272	100	272	100	272	301	301		301	301
<b>396</b>	172	18	518	100	518	100	518	572	572	16 Had	589	589
<b>398</b>	114	37	393	100	393	100	393	435	435		435	435
<b>399</b>	180	39	582	100	582	100	582	644	644	16 Had	660	660
<b>400</b>	191	55	645	100	645	100	645	713	713		713	713
<b>401</b>	96	6	281	55	154	100	281	311	171		171	311
<b>402</b>	35	61	220	90	198	100	220	243	219		219	243
<b>403</b>	0	0	0	100	0	100	0	0	0		0	0
<b>404</b>	67	2	192	0	0	100	192	212	0		0	212
<b>405</b>	36	0	101	65	66	100	101	111	72		72	111
<b>406</b>	20	2	60	60	36	60	36	66	40	750 P. Blak	790	790
<b>407</b>	9	0	25	100	25	100	25	28	28		28	28
<b>Totals</b>		0	55117		37165		44815	60948	41097	9074	50172	58631

**footnotes:**

**1** Population calculated by employing household sizes shown below to data for SF Housholds and MF households as shown in columns to left (Kitsap County data)

houshld size

SF 2.80 (projected)  
MF 2.00 (projected)

**6** Annual population growth rate is based on data from Kitsap County *Buildable Lands Analysis*, 2002 (page 123). *Analysis* data indicates 164 new SF households and 223 new MF households located in City 1995-1999. Employing historical persons per household rates of 2.5 and 2.0 respectively (U.S. Census) yields annual population growth of .46%

growth rate = .46% x 23yrs

0.1058